GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Municipal Administration & Urban Development Department – Eluru Urban Development Authority (ELUDA) – Sanivarapupeta Gram Panchayat - Change of land use from Agricultural use to Residential use for the site allotted to Jagananna Smart Township/MIG layout in Sy.Nos.2/1, 3/1, 4/1, 4/2, 16/2, 19/1, 19/2, 20, 21, 22/2, 29/2, 30/1, 31 & 32 of Sanivarapupeta (V) & GP, Eluru Mandal & District to an extent of Ac.35.20 cents – Draft Variation – Confirmed - Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No.75 Dated:06.06.2023

Read the following:-

1. From the DTCP, AP, Guntur, Lr.Roc.No.MAU03-19022(32)/11/2022, dt:02.02.2022.
2. Govt. Memo No.1918421/H1/2022, dated.16.12.2022.
3. From the DTCP, AP, Guntur, Lr.Roc.No.19022(32)/11/2022-RJDR, dt.20.03.2023.
4. Government Memo No.138400/H1/2016, dt.15.02.2017.
5. Govt. Memo No.1918421/H1/2022, dated.17.04.2023.
6. A.P. Extraordinary Gazette No.27, dt.17.04.2023.
7. From the VC, ELUDA, Eluru, Lr.Roc.No.138/2021/PLNG/EUDA, dt.10.05.2023.

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ORDER:-

The Draft variation to the land envisaged in Eluru Municipal Corporation General Town Planning Scheme, issued in reference 6th read above was published in Extra-ordinary Andhra Pradesh Gazette No.27, Part-I, dated:17.04.2023. The Director of Town & Country Planning, AP, Guntur in the reference 3rd read above has submitted that the Vice Chairperson, Eluru Urban Development Authority (ELUDA), Eluru has informed that the collection of development / conversion charges is not applicable since the land is Government Land.

2. The Vice Chairperson, ELUDA, Eluru in the reference 7th read above have informed that the draft variation appendix notification pertaining to above proposed change of land use is published in English (Hindu) and in Telugu (Eenadu) daily News Papers respectively on 19.04.2023 calling for objections/suggestions within 15 days from the general public. On publication of notification no complaints/suggestions were received from the public within stipulated time in the matter. Hence, the draft variation is confirmed.

3. The appended notification will be published in the next issue of the Andhra Pradesh Gazette. i.e., 06.06.2023.

[BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH]

Y. SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Vijayawada.

(P.T.O.)

The Director of Town and Country Planning, AP, Mangalagiri, Guntur District.
The Regional Deputy Director of Town Planning, Rajahmahendravaram, E.G. District.
The Vice Chairperson, Eluru Urban Development Authority (ELUDA), Eluru.
Copy to:
The individual through the Vice Chairperson, Eluru Urban Development Authority, Eluru.
The District Collector, Eluru District.
Sc/Sf (e-1918421/2022)

// FORWARDED :: BY :: ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the Eluru General Town Planning Scheme, the Master Plan, sanctioned in G.O.Ms.No.312, MA., dated:25.07.1975 and proposed in exercise of the powers conferred by Section 15 of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 (Act No.5 of 2016) is hereby published as required by sub-section (4) of the said section.

VARIATION

The site, in R.S.Nos.2/1, 3/1, 4/1, 4/2, 16/2, 19/1, 19/2, 20, 21, 22/2, 29/2, 30/1, 31 & 32 of Sanivarapupeta (V) & GP, Eluru Mandal to an extent of Ac.35.20 cents (Agricultural use to Residential use) and the boundaries of which are shown in the schedule hereunder and which is earmarked for Agricultural land use in the General Town Planning Scheme (Master plan) of Eluru sanctioned in G.O.Ms.No.312, MA., Dated:25.07.1975 is now designated for Residential use by variation of change of land use based on the Government Memo No.1599697/M2/2021, dt.28.12.2021 as marked "A to S" (Agricultural use to Residential use) in the revised part proposed land use map G.T.P.No.02/2023/R2 available in the Eluru Urban Development Authority, Eluru, subject to the following conditions that;

1. The alignment of water bodies shall not be disturbed and necessary buffer shall be maintained as per rules in force.
2. The applicant shall obtain prior technical clearance from competent authority before commencement of any development activity at the site under reference.
3. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
4. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.

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5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. The change of land use shall not be used as the proof of any title of the land.
7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North : Existing Tammileru Canal in R.S.No.1 & 73

East : National Highway-16 and existing puntha road.

South : Agricultural lands in R.S.No.14, 17

West : Agricultural lands in R.S.No.23 & Canal in R.S.No.28

Y. SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

SECTION OFFICER